

**Town of Kinderhook
Planning Board Workshop
February 13, 2014**

Approved

Minutes

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, February 13, 2014 beginning at 7:01pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andrew Howard, Town Attorney
Peter Haemmerlein
Patrick Prendergast, Engineer
Jake Samascott
Chris Simonsen
William Butcher
Nataly Dee, Secretary

Excused:

Guy Rivenburgh
Dale Berlin
Daniel Weiller

Absent:

None

B. Correspondence

1. Review of Minutes:

January 9, 2014 – Workshop
January 16, 2013 – Meeting

Draft of minutes pending approval at next week's meeting.

C. Public Hearings

None

D. Old Business

1. Henry Kazer: Major Subdivision - County Route 28, Valatie

Mr. VanAlstyne commented that work was progressing.

2. Dollar General: Site Plan Review – US Route 9, Valatie

No one was in attendance to represent this application.

It was reported that the two variances before the Zoning Board of Appeals were approved.

E. New Business

1. Robert Boll, Jr.: Site Plan Amendment – Parker Hall Road, Niverville.

Mr. VanAlstyne, representing the applicant, addressed the board and distributed plans. The applicant, Mr. Boll, was also in attendance and addressed the board. Mr. VanAlstyne stated that the applicant is applying for a site plan amendment to construct a new storage facility on his property located on the corner of Parker Hall Road and Route 203, Niverville. There was some question about the road frontage; old maps show Parker Hall Road as County Route 28. This issue will have to be clarified. The area is zoned B1A. The new building will be used to store and maintain equipment and machinery. The Building Department has been contacted regarding this project. The proposed structure will be 50 x70, and will be built by Morton. Set back lines and lot coverage was discussed and notes will be added to the plans. There is no intended retail use, nor will there be any customers on premises, traffic will be low volume. There are no plans for bathrooms or showers. There is already a building on the property which has office space, storage and bathrooms. Building designs, styles of construction, and color schemes were discussed. The roof pitch, wall height, area of windows and overhang on side were also

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discussed. There is already a black topped area for parking. No sign will be added to the property.

The use is not that of a contractor's yard, but of a service establishment and landscaping, which will be reflected in the application. It was thought that the project would need to go before County Planning as it is located on a county road and within close proximity of a town border.

2. Michael & Pamela Bleau: Minor Subdivision/Lot Line Adjustment (with lands of Deibel & Anderson) – McCagg Road, Valatie

Mr. VanAlstyne, representing the applicants, addressed the board and distributed plans. Mr. VanAlstyne stated that this project is a lot line adjustment of properties located on the corner of Pinto Ranch Road and McCagg Road. 0.74 acres of existing Bleau property would be transferred to the rear of the Deibel and Anderson property. It was noted that this lot line adjustment would make the property less non-conforming. Locations of wells and septic systems will be shown on the plans. Copies of deeds and letters of consent to represent from the applicants will be submitted for the file. The archeologically sensitive area as it relates to the SEQR form was discussed.

3. Chris Gibson for Congress: Site Plan Amendment – Former Toyota of Kinderhook, Route 9H, Kinderhook

The representative, Steven Bulger, was not in attendance. However, applications were submitted and details of the project were reviewed for the benefit of the board. Mr. Gibson would like to locate his campaign headquarters in the facility of the former Kinderhook Toyota on the corner of Route 9H and Fischer Road. This is an application for a site plan amendment, not a change of use. Mr. Howard read from section 250-50-10 of the code pertaining to previously approved site plans that are minor and keeping within character with the original plans. There are no proposed physical changes to the property or buildings. The ingress and egress of the site were discussed. The board should consider making inspection by the Building Department a requirement of approval.

F. ZBA Opinions

None.

G. Liaisons

1. Village Planning Boards: Liaison excused.
2. Town Board: Mr. Haemmerlein noted that a proposal for a local law regarding the Will application is being considered.
3. Comprehensive Plan Review Committee:
4. NYSEG Project: Mr. Simonsen noted that alternative low voltage proposals would be made.

H. Other

1. Public Comment

None.

A motion to adjourn the workshop meeting was made by Mr. Haemmerlein. Motion seconded by Mr. Simonsen. All in favor; motion carried. Meeting adjourned at approximately 7:30pm.

Respectfully Submitted,

Nataly Dee, Secretary